

105.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,379,500 / 1,379,500

ASSESSED:

1,379,500 / 1,379,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		OLD COLONY RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: YANG BO	
Owner 2: YU QI	
Owner 3:	

Street 1: 21 OLD COLONY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DOHERTY STEPHEN/TRUSTEE -

Owner 2: FTO REALTY TRUST -

Street 1: 109 BLANCHARD ST

Twn/City: LAWRENCE

St/Prov: MA Cntry:

Postal: 01843

## NARRATIVE DESCRIPTION

This parcel contains 9,060 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3496 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9060		Sq. Ft.	Site		0	70.	0.76	4									484,262						484,300	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										67634
										GIS Ref
										GIS Ref
										Insp Date
										10/02/17

!8341!

## USER DEFINED

Prior Id # 1:	67634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:55:07
LAST REV	
Date	Time
02/05/20	15:27:40
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
105.0-0004-0011.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	895,200	0	9,060.	484,300	1,379,500	1,379,500	Year End Roll	12/18/2019
2019	101	FV	691,500	0	9,060.	484,300	1,175,800	1,175,800	Year End Roll	1/3/2019
2018	101	FV	381,400	0	9,060.	415,100	796,500	796,500	Year End Roll	12/20/2017
2017	101	FV	223,000	0	9,060.	387,400	610,400	610,400	Year End Roll	1/3/2017
2016	101	FV	223,000	0	9,060.	332,100	555,100	555,100	Year End	1/4/2016
2015	101	FV	221,900	0	9,060.	297,500	519,400	519,400	Year End Roll	12/11/2014
2014	101	FV	221,900	0	9,060.	275,300	497,200	497,200	Year End Roll	12/16/2013
2013	101	FV	221,900	0	9,060.	262,500	484,400	484,400		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DOHERTY STEPHEN	1526-74	1	5/11/2018		1,375,000	No	No				
COUTURE DAVID F	1499-33		10/31/2016	Change>Sale	640,000	No	No				
	810-27		1/1/1901	Family		No	No	N			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2017	347	Heat App	15,000	C				
12/28/2016	1569	New Buil	260,000	O				
12/8/2016	1517	Demoliti	10,000	C				
12/8/2016	1517	Demoliti	10,000	C				demo exist house
6/1/1993	223		10,600	C				PORCH TO FAMILY RO

## ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2017	Meas/Inspect	DGM	D Mann
10/2/2017	Permit Visit	DGM	D Mann
9/7/2017	Permit Visit	DGM	D Mann
6/16/2017	Permit Visit	DGM	D Mann
3/9/2017	Permit Visit	DGM	D Mann
2/23/2009	Meas/Inspect	189	PATRIOT
2/20/2009	Meas/Inspect	189	PATRIOT
10/26/1999	Meas/Inspect	263	PATRIOT
8/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA

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